HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: May 2017

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Canada

CMHC SCHL

Publication Update!

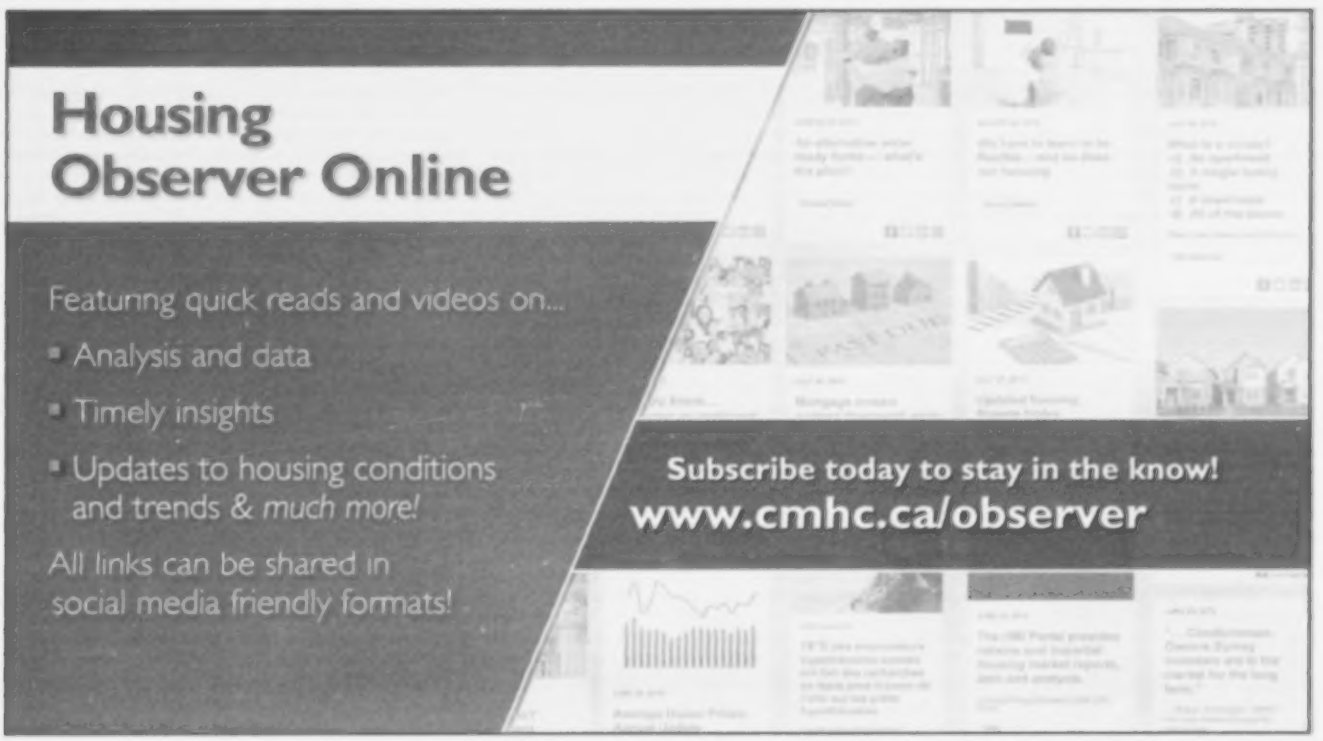
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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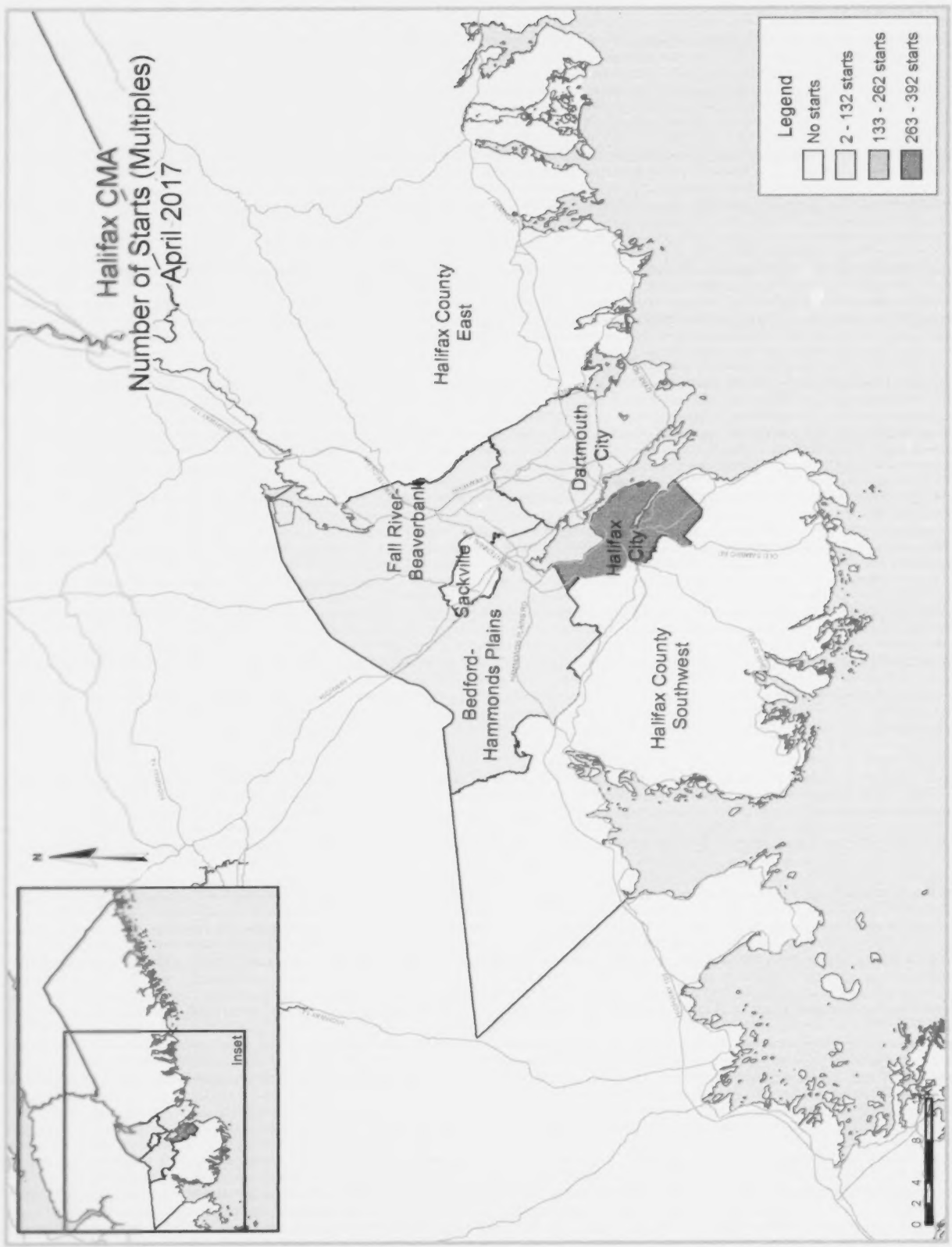
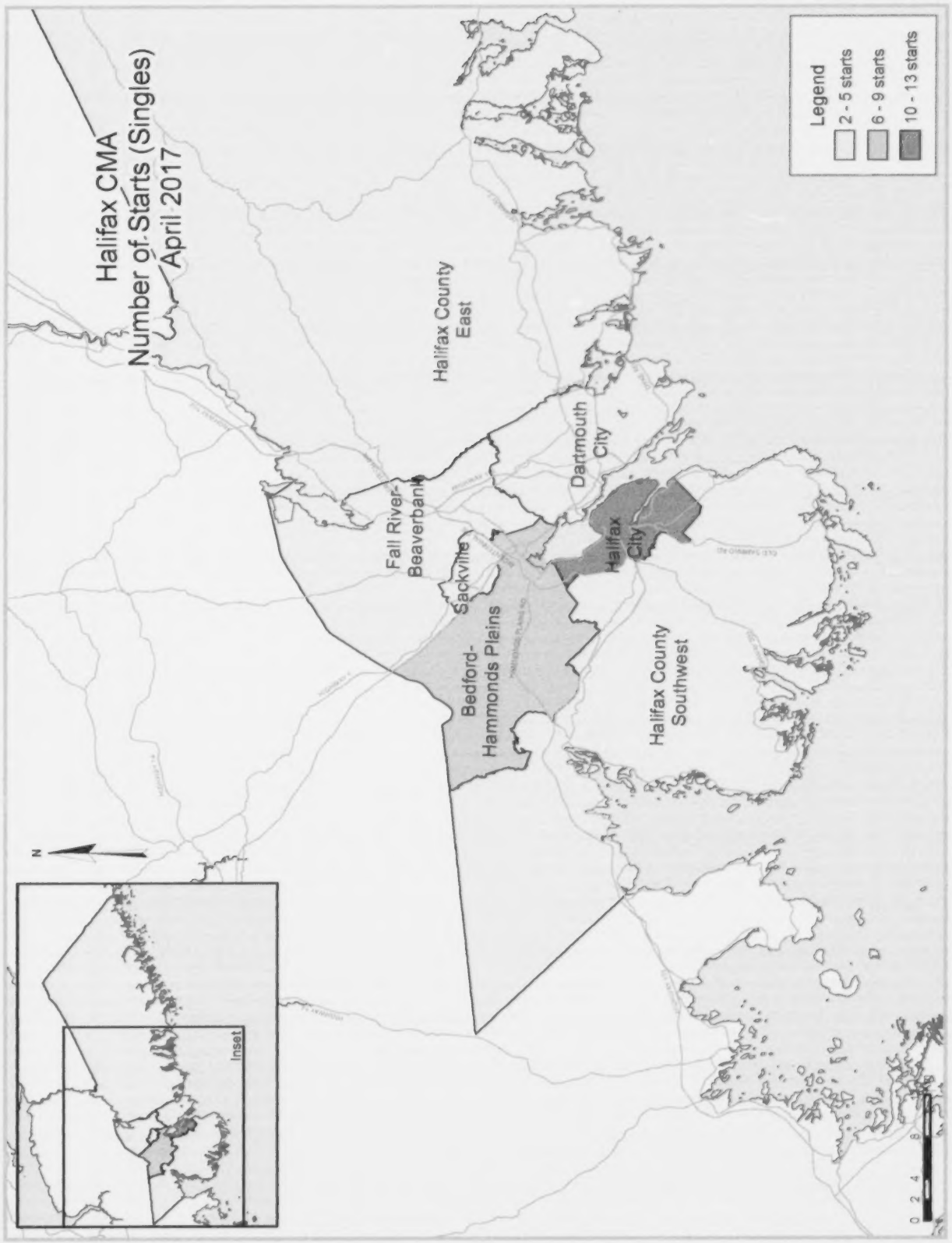
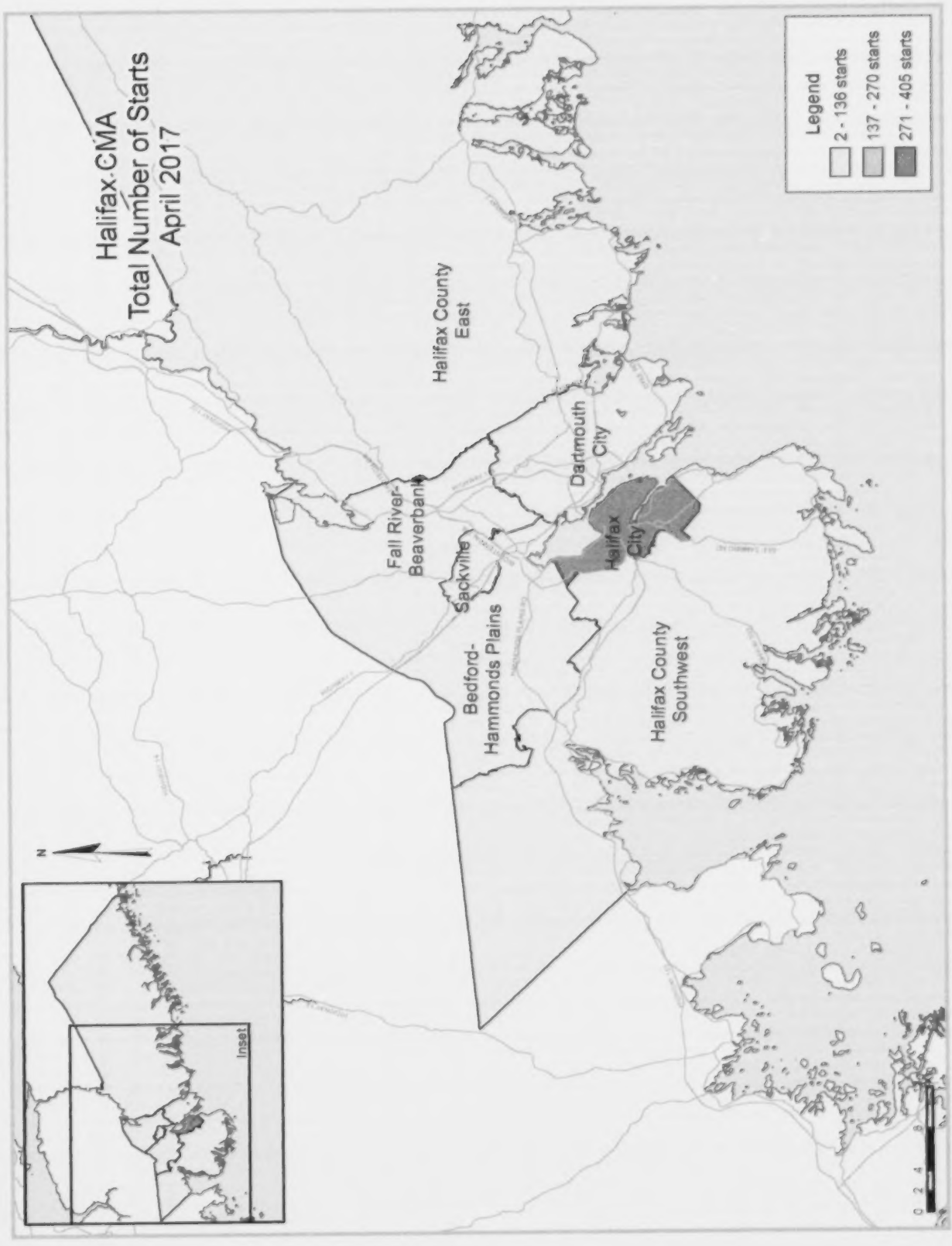
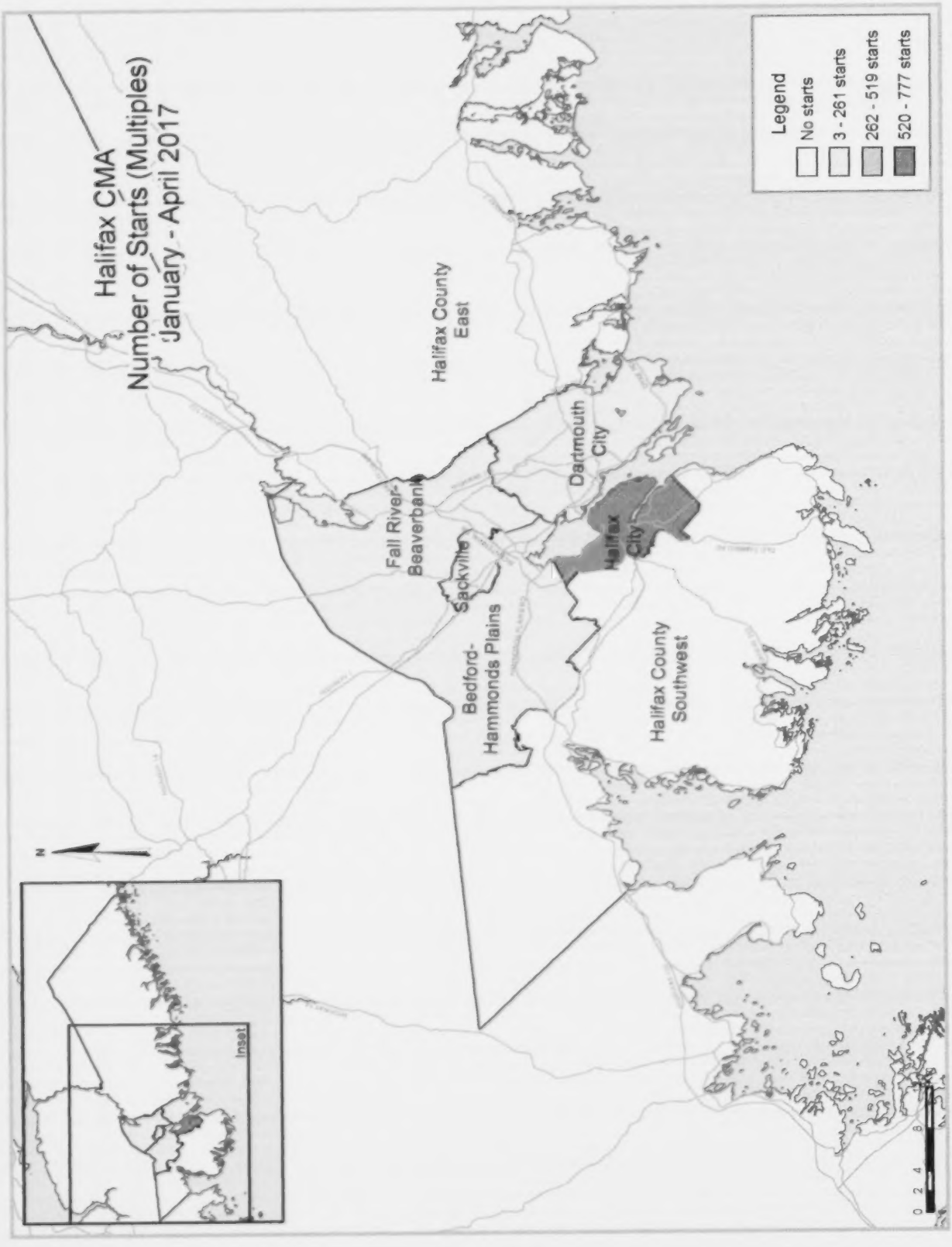
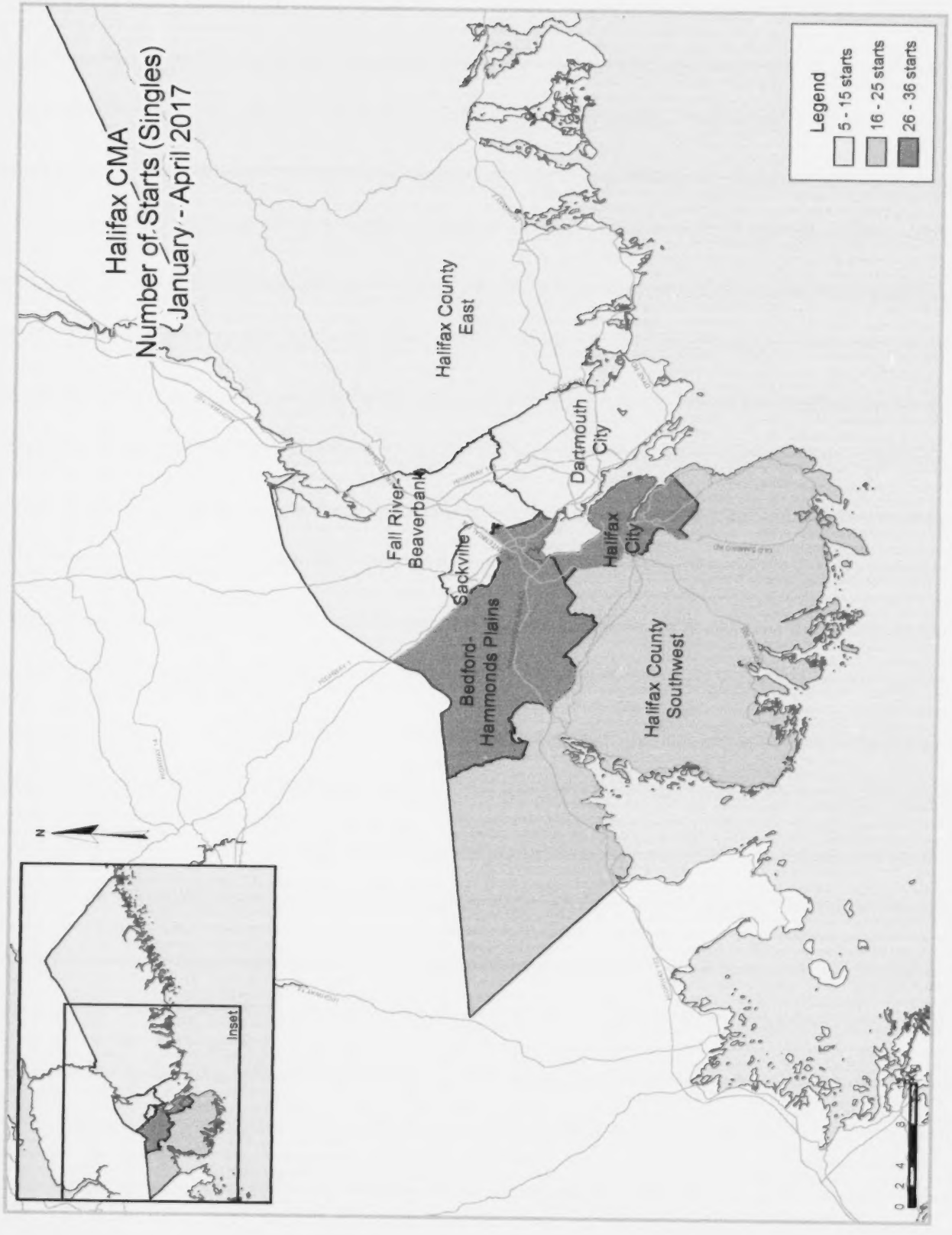
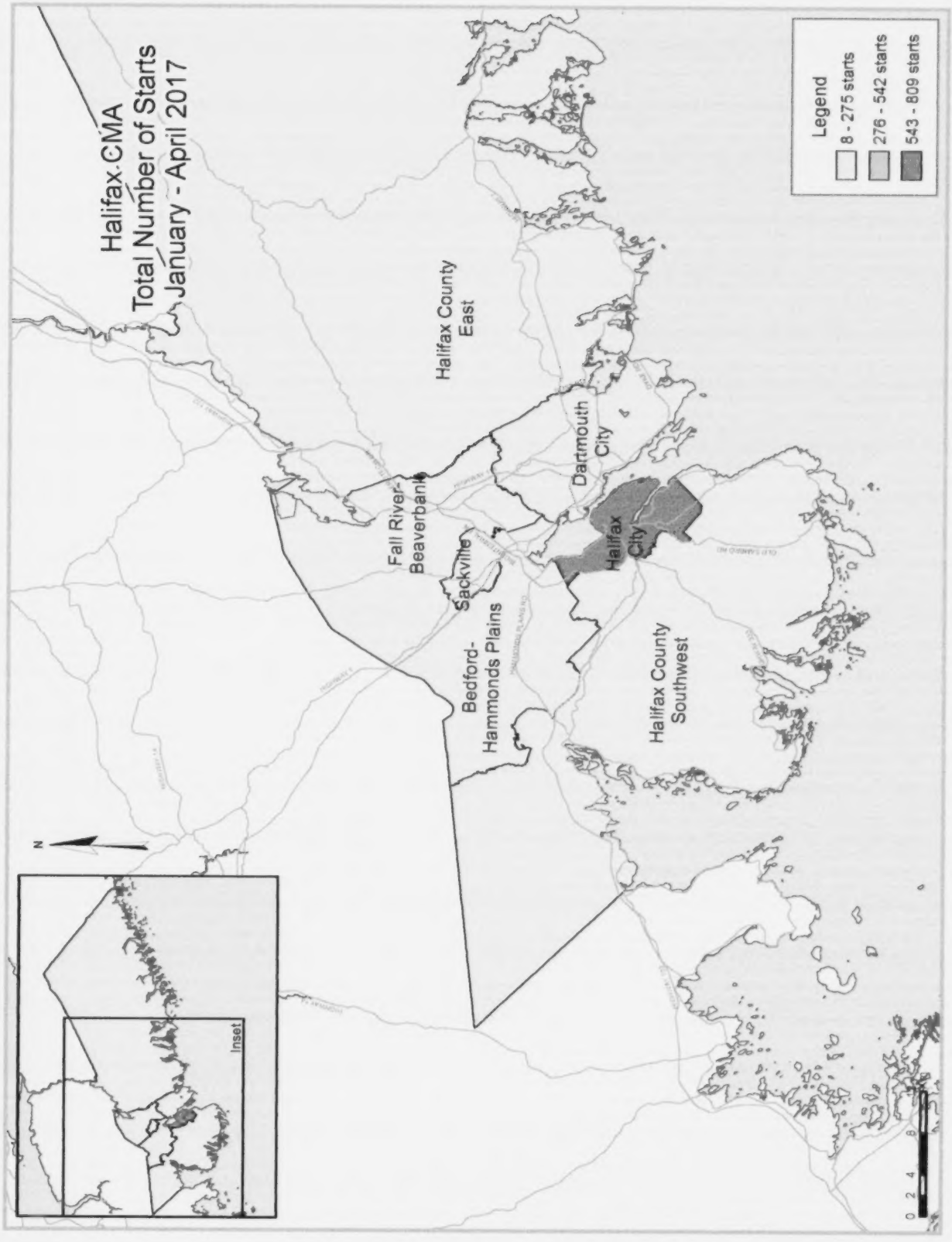

Halifax CMA
Number of Starts (Multiples)
April 2017
Legend
No starts
2 - 132 starts
133 - 262 starts
263 - 392 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
April 2017
Legend
2 - 5 starts
6 - 9 starts
10 - 13 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
April 2017
Legend
2 - 136 starts
137 - 270 starts
271 - 405 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - April 2017
Legend
No starts
3 - 261 starts
262 - 519 starts
520 - 777 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - April 2017
Legend
5 - 15 starts
16 - 25 starts
26 - 36 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - April 2017
Legend
8 - 275 starts
276 - 542 starts
543 - 809 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2017		
Halifax CMA[1]	March 2017	April 2017
Trend[2]	2,361	2,796
SAAR	457	5,441
	April 2016	April 2017
Actual		
April - Single-Detached	37	34
April - Multiples	14	404
April - Total	51	438
January to April - Single-Detached	107	122
January to April - Multiples	301	810
January to April - Total	408	932

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2017	33	12	0	0	0	84	5	304	438
April 2016	34	4	7	0	0	0	6	0	51
% Change	-2.9	200.0	-100.0	n/a	n/a	n/a	-16.7	n/a	**
Year-to-date 2017	109	18	22	0	0	84	20	679	932
Year-to-date 2016	98	14	37	0	0	0	16	243	408
% Change	11.2	28.6	-40.5	n/a	n/a	n/a	25.0	179.4	128.4
UNDER CONSTRUCTION									
April 2017	316	122	88	0	0	491	11	3,087	4,127
April 2016	281	50	105	0	0	544	29	2,586	3,619
% Change	12.5	144.0	-16.2	n/a	n/a	-9.7	-62.1	19.4	14.0
COMPLETIONS									
April 2017	36	4	4	0	0	0	5	0	49
April 2016	15	10	0	0	0	0	0	0	25
% Change	140.0	-60.0	n/a	n/a	n/a	n/a	n/a	n/a	96.0
Year-to-date 2017	171	36	20	1	16	71	40	244	599
Year-to-date 2016	119	30	35	0	0	0	22	105	311
% Change	43.7	20.0	-42.9	n/a	n/a	n/a	81.8	132.4	92.6
COMPLETED & NOT ABSORBED									
April 2017	72	17	17	1	5	73	n/a	n/a	185
April 2016	72	10	18	0	1	53	n/a	n/a	154
% Change	0.0	70.0	-5.6	n/a	**	37.7	n/a	n/a	20.1
ABSORBED									
April 2017	32	6	7	0	0	0	n/a	n/a	45
April 2016	18	11	3	0	1	0	n/a	n/a	33
% Change	77.8	-45.5	133.3	n/a	-100.0	n/a	n/a	n/a	36.4
Year-to-date 2017	166	27	25	0	11	49	n/a	n/a	278
Year-to-date 2016	126	30	43	1	2	0	n/a	n/a	202
% Change	31.7	-10.0	-41.9	-100.0	**	n/a	n/a	n/a	37.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
April 2017	13	4	0	0	0	84	0	304	405
April 2016	2	2	4	0	0	0	3	0	11
Dartmouth City									
April 2017	3	2	0	0	0	0	0	0	5
April 2016	4	0	0	0	0	0	0	0	4
Bedford-Hammonds Plains									
April 2017	8	2	0	0	0	0	4	0	14
April 2016	14	0	3	0	0	0	0	0	17
Sackville									
April 2017	2	0	0	0	0	0	0	0	2
April 2016	0	0	0	0	0	0	2	0	2
Fall River - Beaverbank									
April 2017	1	4	0	0	0	0	1	0	6
April 2016	2	2	0	0	0	0	1	0	5
Halifax County East									
April 2017	2	0	0	0	0	0	0	0	2
April 2016	3	0	0	0	0	0	0	0	3
Halifax County Southwest									
April 2017	4	0	0	0	0	0	0	0	4
April 2016	9	0	0	0	0	0	0	0	9
Halifax CMA									
April 2017	33	12	0	0	0	84	5	304	438
April 2016	34	4	7	0	0	0	6	0	51

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
April 2017	80	64	25	0	0	491	0	2,633	3,293
April 2016	38	20	30	0	0	434	7	1,741	2,270
Dartmouth City									
April 2017	18	30	7	0	0	0	0	60	115
April 2016	32	8	22	0	0	110	2	222	408
Bedford-Hammonds Plains									
April 2017	99	8	39	0	0	0	8	195	349
April 2016	80	2	35	0	0	0	7	469	593
Sackville									
April 2017	6	12	3	0	0	0	3	199	223
April 2016	11	2	13	0	0	0	2	72	100
Fall River - Beaverbank									
April 2017	28	6	3	0	0	0	0	0	37
April 2016	32	10	0	0	0	0	10	2	54
Halifax County East									
April 2017	36	0	6	0	0	0	0	0	54
April 2016	38	4	0	0	0	0	0	0	54
Halifax County Southwest									
April 2017	49	2	5	0	0	0	0	0	56
April 2016	50	4	5	0	0	0	1	80	140
Halifax CMA									
April 2017	316	122	88	0	0	491	11	3,087	4,127
April 2016	281	50	105	0	0	544	29	2,586	3,619

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
April 2017	4	0	0	0	0	0	4	0	8
April 2016	1	6	0	0	0	0	0	0	7
Dartmouth City									
April 2017	2	0	0	0	0	0	0	0	2
April 2016	0	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains									
April 2017	12	2	4	0	0	0	0	0	18
April 2016	3	2	0	0	0	0	0	0	5
Sackville									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Fall River - Beaverbank									
April 2017	3	2	0	0	0	0	1	0	6
April 2016	3	2	0	0	0	0	0	0	5
Halifax County East									
April 2017	5	0	0	0	0	0	0	0	5
April 2016	4	0	0	0	0	0	0	0	4
Halifax County Southwest									
April 2017	10	0	0	0	0	0	0	0	10
April 2016	4	0	0	0	0	0	0	0	4
Halifax CMA									
April 2017	36	4	4	0	0	0	5	0	49
April 2016	15	10	0	0	0	0	0	0	25

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
April 2017	16	3	10	0	0	0	n/a	n/a	29
April 2016	11	4	8	0	0	51	n/a	n/a	74
Dartmouth City									
April 2017	12	9	3	0	5	71	n/a	n/a	100
April 2016	11	0	2	0	0	0	n/a	n/a	13
Bedford-Hammonds Plains									
April 2017	15	0	4	0	0	0	n/a	n/a	19
April 2016	15	0	1	0	0	0	n/a	n/a	16
Sackville									
April 2017	3	1	0	0	0	2	n/a	n/a	6
April 2016	7	1	3	0	0	2	n/a	n/a	13
Fall River - Beaverbank									
April 2017	8	3	0	0	0	0	n/a	n/a	11
April 2016	13	5	0	0	0	0	n/a	n/a	18
Halifax County East									
April 2017	7	1	0	0	0	0	n/a	n/a	8
April 2016	8	0	0	0	0	0	n/a	n/a	8
Halifax County Southwest									
April 2017	11	0	0	1	0	0	n/a	n/a	12
April 2016	7	0	4	0	1	0	n/a	n/a	12
Halifax CMA									
April 2017	72	17	17	1	5	73	n/a	n/a	185
April 2016	72	10	18	0	1	53	n/a	n/a	154

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
April 2017	5	2	0	0	0	0	n/a	n/a	7
April 2016	1	5	0	0	0	0	n/a	n/a	6
Dartmouth City									
April 2017	3	0	2	0	0	0	n/a	n/a	5
April 2016	0	0	0	0	0	0	n/a	n/a	0
Bedford-Hammonds Plains									
April 2017	9	2	3	0	0	0	n/a	n/a	14
April 2016	7	2	1	0	0	0	n/a	n/a	10
Sackville									
April 2017	0	0	2	0	0	0	n/a	n/a	2
April 2016	0	2	2	0	0	0	n/a	n/a	4
Fall River - Beaverbank									
April 2017	3	2	0	0	0	0	n/a	n/a	5
April 2016	3	2	0	0	0	0	n/a	n/a	5
Halifax County East									
April 2017	4	0	0	0	0	0	n/a	n/a	4
April 2016	4	0	0	0	0	0	n/a	n/a	4
Halifax County Southwest									
April 2017	8	0	0	0	0	0	n/a	n/a	8
April 2016	3	0	0	0	1	0	n/a	n/a	4
Halifax CMA									
April 2017	32	6	7	0	0	0	n/a	n/a	45
April 2016	18	11	3	0	1	0	n/a	n/a	33

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Halifax City	13	2	4	2	0	7	388	0	405	11	**
Dartmouth City	3	4	2	0	0	0	0	0	5	4	25.0
Bedford-Hammonds Plains	8	14	2	0	4	3	0	0	14	17	-17.6
Sackville	2	2	0	0	0	0	0	0	2	2	0.0
Fall River - Beaverbank	2	3	4	2	0	0	0	0	6	5	20.0
Halifax County East	2	3	0	0	0	0	0	0	2	3	-33.3
Halifax County Southwest	4	9	0	0	0	0	0	0	4	9	-55.6
Halifax CMA	34	37	12	4	4	10	388	0	438	51	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	32	11	6	10	8	7	763	242	809	270	199.6
Dartmouth City	6	8	4	0	0	16	0	0	10	24	-58.3
Bedford-Hammonds Plains	36	43	2	2	18	13	0	0	56	58	-3.4
Sackville	5	2	0	0	3	4	0	0	8	6	33.3
Fall River - Beaverbank	12	10	6	2	0	4	0	1	18	17	5.9
Halifax County East	15	13	0	0	0	0	0	0	15	13	15.4
Halifax County Southwest	16	20	0	0	0	0	0	0	16	20	-20.0
Halifax CMA	122	107	18	14	29	44	763	243	932	408	128.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Halifax City	0	4	0	3	84	0	304	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	3	4	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	7	4	3	84	0	304	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	8	4	0	3	84	0	679	242
Dartmouth City	0	16	0	0	0	0	0	0
Bedford-Hammonds Plains	14	13	4	0	0	0	0	0
Sackville	0	4	3	0	0	0	0	0
Fall River - Beaverbank	0	0	0	4	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	22	37	7	7	84	0	679	243

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Halifax City	17	8	84	0	304	3	405	11
Dartmouth City	5	4	0	0	0	0	5	4
Bedford-Hammonds Plains	10	17	0	0	4	0	14	17
Sackville	2	0	0	0	0	2	2	2
Fall River - Beaverbank	5	4	0	0	1	1	6	5
Halifax County East	2	3	0	0	0	0	2	3
Halifax County Southwest	4	9	0	0	0	0	4	9
Halifax CMA	45	45	84	0	309	6	438	51

Table 2.5: Starts by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	46	25	84	0	679	245	809	270
Dartmouth City	9	23	0	0	1	1	10	24
Bedford-Hammonds Plains	47	53	0	0	9	5	56	58
Sackville	3	4	0	0	5	2	8	6
Fall River - Beaverbank	15	11	0	0	3	6	18	17
Halifax County East	15	13	0	0	0	0	15	13
Halifax County Southwest	14	20	0	0	2	0	16	20
Halifax CMA	149	149	84	0	699	259	932	408

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Halifax City	4	1	0	6	4	0	0	0	8	7	14.3
Dartmouth City	2	0	0	0	0	0	0	0	2	0	n/a
Bedford-Hammonds Plains	12	3	2	2	4	0	0	0	18	5	**
Sackville	0	0	0	0	0	0	0	0	0	0	n/a
Fall River - Beaverbank	4	3	2	2	0	0	0	0	6	5	20.0
Halifax County East	5	4	0	0	0	0	0	0	5	4	25.0
Halifax County Southwest	10	4	0	0	0	0	0	0	10	4	150.0
Halifax CMA	37	15	4	10	8	0	0	0	49	25	96.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	27	13	12	10	18	15	155	90	212	128	65.6
Dartmouth City	12	10	10	4	19	0	71	12	112	26	**
Bedford-Hammonds Plains	50	13	2	6	11	0	89	0	152	19	**
Sackville	6	6	0	0	0	20	0	0	6	26	-76.9
Fall River - Beaverbank	18	21	8	6	12	16	0	2	38	45	-15.6
Halifax County East	31	31	4	4	3	0	0	1	38	36	5.6
Halifax County Southwest	41	31	0	0	0	0	0	0	41	31	32.3
Halifax CMA	185	125	36	30	63	51	315	105	599	311	92.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Halifax City	0	0	4	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	4	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	4	0	4	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	10	15	8	0	0	0	155	90
Dartmouth City	19	0	0	0	71	0	0	12
Bedford-Hammonds Plains	7	0	4	0	0	0	89	0
Sackville	0	20	0	0	0	0	0	0
Fall River - Beaverbank	0	0	12	16	0	0	0	2
Halifax County East	0	0	3	0	0	0	0	1
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	36	35	27	16	71	0	244	105

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market April 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Halifax City	4	7	0	0	4	0	8	7
Dartmouth City	2	0	0	0	0	0	2	0
Bedford-Hammonds Plains	18	5	0	0	0	0	18	5
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	5	5	0	0	1	0	6	5
Halifax County East	5	4	0	0	0	0	5	4
Halifax County Southwest	10	4	0	0	0	0	10	4
Halifax CMA	44	25	0	0	5	0	49	25

Table 3.5: Completions by Submarket and by Intended Market January - April 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	49	38	0	0	163	90	212	128
Dartmouth City	24	12	87	0	1	14	112	26
Bedford-Hammonds Plains	54	15	0	0	98	4	152	19
Sackville	4	26	0	0	2	0	6	26
Fall River - Beaverbank	23	27	0	0	15	18	38	45
Halifax County East	35	35	0	0	3	1	38	36
Halifax County Southwest	38	31	1	0	2	0	41	31
Halifax CMA	227	184	88	0	284	127	599	311

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
April 2017	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	476,013
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	2	7.4	3	11.1	6	22.2	4	14.8	12	44.4	27	-	476,013
Year-to-date 2016	0	0.0	3	18.8	1	6.3	7	43.8	5	31.3	16	-	-
Dartmouth City													
April 2017	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	4	30.8	4	30.8	2	15.4	1	7.7	2	15.4	13	-	-
Year-to-date 2016	1	16.7	3	50.0	0	0.0	1	16.7	1	16.7	6	-	-
Bedford-Hammonds Plains													
April 2017	0	0.0	2	22.2	2	22.2	3	33.3	2	22.2	9	-	-
April 2016	0	0.0	3	42.9	0	0.0	1	14.3	3	42.9	7	-	-
Year-to-date 2017	1	2.6	3	7.9	5	13.2	14	36.8	15	39.5	38	-	-
Year-to-date 2016	0	0.0	5	45.5	1	9.1	1	9.1	4	36.4	11	-	-
Sackville													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	0	0.0	4	44.4	0	0.0	4	44.4	1	11.1	9	-	542,450
Fall River - Beaverbank													
April 2017	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
April 2016	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Year-to-date 2017	3	18.8	5	31.3	3	18.8	4	25.0	1	6.3	16	-	293,975
Year-to-date 2016	4	19.0	7	33.3	3	14.3	3	14.3	4	19.0	21	-	425,400
Halifax County East													
April 2017	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	-	-
April 2016	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0	4	-	-
Year-to-date 2017	16	51.6	9	29.0	4	12.9	1	3.2	1	3.2	31	-	325,511
Year-to-date 2016	14	42.4	12	36.4	2	6.1	3	9.1	2	6.1	33	-	284,638
Halifax County Southwest													
April 2017	1	12.5	3	37.5	0	0.0	2	25.0	2	25.0	8	-	-
April 2016	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	-	-
Year-to-date 2017	1	2.6	14	36.8	8	21.1	9	23.7	6	15.8	38	-	424,200
Year-to-date 2016	6	19.4	11	35.5	4	12.9	4	12.9	6	19.4	31	-	447,411
Halifax CMA													
April 2017	3	9.4	9	28.1	6	18.8	8	25.0	6	18.8	32	-	640,563
April 2016	3	16.7	5	27.8	0	0.0	4	22.2	6	33.3	18	-	561,044
Year-to-date 2017	28	16.9	38	22.9	28	16.9	34	20.5	38	22.9	166	-	529,992
Year-to-date 2016	25	19.7	45	35.4	11	8.7	23	18.1	23	18.1	127	-	435,734

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2017						
Submarket	April 2017	April 2016	% Change	YTD 2017	YTD 2016	% Change
Halifax City	476,013	-	n/a	476,013	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	-	-	n/a
Sackville	-	-	n/a	-	542,450	n/a
Fall River - Beaverbank	-	-	n/a	293,975	425,400	-30.9
Halifax County East	-	-	n/a	325,511	284,638	14.4
Halifax County Southwest	-	-	n/a	424,200	447,411	-5.2
Halifax CMA	640,563	561,044	14.2	529,992	435,734	21.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	April 2017				April 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	132	345,570	82	821	135	341,711	88	883	-2.2	1.1	-6.8	-7.0
Dartmouth City	111	281,520	74	706	130	234,402	79	802	-14.6	20.1	-6.3	-12.0
Bedford-Hammonds Plains	72	389,505	102	479	65	424,219	117	572	10.8	-8.2	-12.8	-16.3
Sackville	32	201,738	94	203	53	195,224	87	280	-39.6	3.3	8.0	-27.5
Halifax County Southwest	39	313,926	90	346	54	273,106	108	426	-27.8	14.9	-16.7	-18.8
Halifax County East	29	193,169	104	246	23	211,070	152	311	26.1	-8.5	-31.6	-20.9
Outside Halifax-Dartmouth Board	23	173,599	120	242	30	193,583	124	265	-23.3	-10.3	-3.2	-8.7
Fall River-Beaver Bank	36	310,315	157	320	28	280,099	101	385	28.6	10.8	55.4	-16.9
Halifax CMA	474	304,585	93	3363	518	285,284	97	3924	-8.5	6.8	-4.1	-14.3

Submarket	Year-to-date 2017				Year-to-date 2016				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	386	341,769	92		425	329,728	107		-9.2	3.7	-14.0	
Dartmouth City	337	252,786	90		373	233,747	90		-9.7	8.1	0.0	
Bedford-Hammonds Plains	195	381,377	123		199	373,096	123		-2.0	2.2	0.0	
Sackville	111	199,971	99		145	192,534	101		-23.4	3.9	-2.0	
Halifax County Southwest	127	273,369	100		134	269,080	93		-5.2	1.6	7.5	
Halifax County East	98	219,786	117		78	190,798	130		25.6	15.2	-10.0	
Outside Halifax-Dartmouth Board	79	181,219	106		90	189,509	125		-12.2	-4.4	-15.2	
Fall River-Beaver Bank	92	318,391	130		101	295,677	92		-8.9	7.7	41.3	
Halifax CMA	1,425	290,205	102	47%	1,545	276,598	105	36%	-7.8	4.9	-2.9	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
April 2017

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	98.9	128.2	224	6.4	68.1	876
	February	561	3.14	4.64	98.9	128.4	223	6.6	68.1	888
	March	561	3.14	4.64	98.9	129.0	224	7.2	68.5	899
	April	561	3.14	4.64	98.9	129.9	225	6.9	68.7	891
	May	561	3.14	4.64	99.0	130.5	227	6.4	68.8	884
	June	561	3.14	4.64	99.0	130.6	228	5.6	68.4	881
	July	567	3.14	4.74	99.3	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	99.3	130.1	228	5.6	68.1	892
	September	561	3.14	4.64	99.3	130.6	227	5.8	67.9	891
	October	561	3.14	4.64	99.8	130.5	226	6.0	67.8	888
	November	561	3.14	4.64	100.0	129.8	226	5.9	67.6	888
	December	561	3.14	4.64	100.0	129.5	226	6.1	67.6	880
2017	January	561	3.14	4.64	100.2	130.5	226	5.9	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.1	67.1	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.3	878
	April	561	3.14	4.64		130.9	224	6.8	67.3	880
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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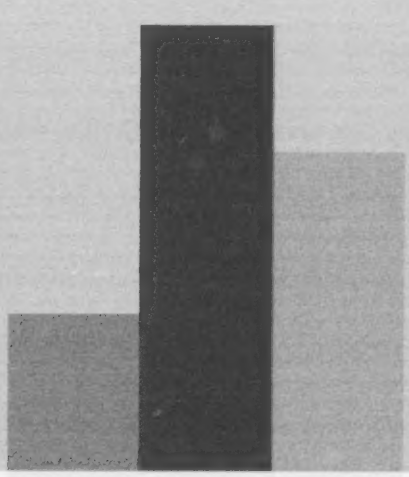

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